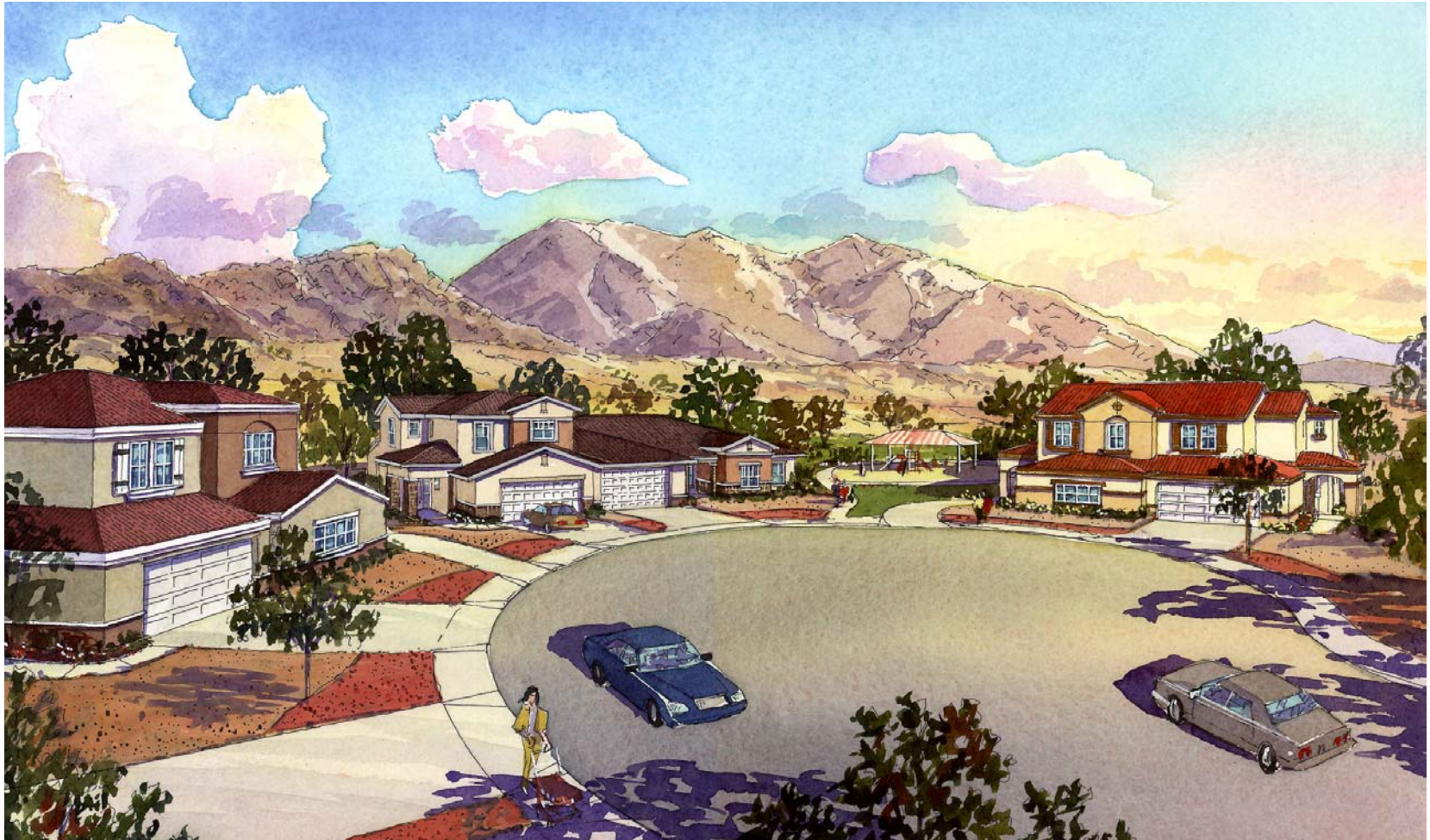


Military Housing Privatization Initiative MAGTFTC - 29 PALMS



Resident Informational Meetings

PPV Program Background



- **FY 96 Defense Authorization Act established the Military Housing Privatization Initiative to allow the Dept. of the Navy (and other Services) to partner with the private sector to:**
 - Build new housing
 - Revitalize existing housing
 - Manage existing government owned housing
- **Allows the Navy to build new housing and repair/replace existing housing much faster than under the normal military construction program**

What Is A PPV?



- **Public/Private Venture (PPV) is simply a partnership between the Department of the Navy and the private sector**
- **The DoN is not involved in the day to day operations, but is involved in key business decisions**
- **Operates as a private business entity with the Department of the Navy (DoN) as a member and the Navy's partner as the Managing Member**

Why are We Going PPV?



- **New, revitalized housing faster!**
- **Higher level of service to families!**
 - **Most service calls completed same day or within 24 hours**
 - **Parties, BBQs, outings to movies celebrating events such as Sailors/Marines returning from deployment**
 - **Childrens' events and activities**
 - **New pools, community center & clubhouses**

Department of the Navy PPV



PPVs Awarded & Underway

- Kingsville, TX
- Everett, WA
- Camp Pendleton PH I & II
- New Orleans, LA
- South TX
- San Diego PH I & II
- Beaufort/Parris Island, SC
- Oahu, HI
- Yuma, AZ
- Northwest Region
- Northeast Region

Next PPVs

- 29 Palms/Kansas City
- Hampton Roads, VA
- Mid-Atlantic Region
- Charleston, SC
- Great Lakes, IL
- Camp Lejeune/Cherry Point & Fort Stewart, NY
- San Diego PH III
- Southwest Region
- Camp Pendleton PH IV

Our PPV Partner at 29 Palms



- Hunt/Lincoln/Clark, LLC
 - Hunt Construction performs all demo/replacement and renovation of housing units
 - Lincoln BP Management performs all property management/leasing activities
 - Chosen from a field of top National competitors
- 50-year partnership
 - Navy not “selling off” land or units or “getting out of the business”
- Housing Office will remain
 - » Will continue to provide housing referral and other services as it does today
 - » There to assist if residents have an issue that is not resolved by:
 - a) Lincoln District Office first, or
 - b) Lincoln General Management Office second

MAGTFTC 29 Palms Project Overview



- **Demolition/Replacement of all units at Joshua Heights**
 - 98 three and four bedroom duplex-style homes

- **New “06” Single Family Home**
 - 4 bedroom home located in Ocotillo Heights

- **Minor Renovation of 636 units**
 - Adobe Flats I
 - Adobe Flats II
 - Adobe Flats III
 - Desert View Terrace
 - Fairway Heights
 - Sunflower Terrace

Community Amenities



- 1 New Community Center at Ocotillo Heights
- 2 New Clubhouses
 - Adobe Flat II
 - Desert View Terrace
- 3 New Kiddie Sprays at Clubhouses & Community Ctr.
- 3 New Fitness Rooms at Clubhouses & Community Ctr.
- Covered/Lighted Tot Lots – 12 new & 34 renovated
- Picnic BBQ Areas – 8 new & 36 renovated
- Basketball Courts – lighting & surface repair to existing
- New Volleyball Court at Ocotillo Heights

Pending:

- Laser Tag Facility

Basic Allowance for Housing (BAH)



- **Basic Allowance for Housing (BAH) paid to Lincoln automatically via UDEFT (Marines)**
- **Utilities: Gas, electric, water, sewer, trash pickup paid by Lincoln BP**
 - Consumption analysis to be provided quarterly & prizes for conservation
- **Cable TV and telephone resident responsibility**

Zero Out-of-Pocket Expense for PPV Housing

Resident Lease & Community Policies



- Residents must sign a lease (legal requirement)
- Lease signings will begin August 2005
- Standard lease 6-month term but will be tailored to your PCS date if less than 6-months remaining in area
- All leases contain standard “military clause” for PCS out of area and “short-fuse orders”
- Family Housing/Community policies very similar to current Marine policies
 - No change to current Marine pet policies

Income Based Programs



- **PPV currently has no effect on qualifying for:**
 - **WIC program**
 - **National School Lunch Program (NSLP)**
 - **School Breakfast Program (SBP)**
 - **Special Milk Program (SMP)**
 - **Child & Adult Care Food Program (CACFP)**
 - **Summer Food Service Program (SFSP)**

Lincoln Residential

***Formed in 1965**

***4th Largest Apartment Property Manager**

***14th Largest Owner**

***Over 100,000 Housing Units Under Management**

***Operate in 44 Cities in 28 States**

Property Management



- Understanding the unique needs of military families
- Hiring plan includes local employment base, housing personnel & spouses of base Service Members.
- Current LPC Employees will be utilized for Training and Support.
- Professional and experienced on-site staff devoted to resident satisfaction.
- On Base Office Hours: Mon – Sat 8:30am-5:30pm



Maintenance Summary



- Qualified personnel dedicated to completing Service Requests by the end of the next business day
- Self-Help Replaced by Full-Service Maintenance.
- 24 Hour Emergency Maintenance Services
- Fully equipped service vehicles and parts inventory
- Service approach based upon successful military model



Resident Maintenance Services



Service Track

- Online, real-time tracking system for all Service Requests
- Resident access via Internet, Toll-Free Call Center or Local Office
- Follow up calls to residents to ensure satisfaction and timely service for all Service Requests



Landscape Maintenance



- Professionally manicured lawns and desert-scaped areas. All areas except fenced yards will be maintained by LMH.
- Seasonal flower plantings
- Well-maintained tot lots and play areas
- Regular street sweeping program



Community Service



- Community Town Hall Meetings
- Resident Advisory Board (RAB)
- Community Center and Recreational Buildings will be run in conjunction with MCCS
- Resident functions in each district.
- Bi-monthly newsletters to keep residents informed on schedules and other pertinent information.



Lincoln PPV Lease Packet



● **Lease Packet Checklist**

Military Housing Lease Agreement

- **Community Guidelines and Policies**
- **Prevention of Mold in Residential Housing**
- **Lead Based Paint/Asbestos Addendum**
- **Move In Condition Form**
- **Satellite Dish Antenna Agreement**
- **Action Form**
- **Authorization to have a Pet**

Additional Items

- **Resident Survey**
- **Lincoln Addressed Postage Paid Envelope**

Resident Transition to PPV



- **Easy resident data transfer**
 - Establish data link between MCAHS & Yardi
 - Audit existing leases to ensure accuracy

- **Smooth transition to PPV**
 - Sign leases quickly
 - Partner with Marine Corps for Resident Orientations
 - Set up rent payments through UDEFT

- **One-stop service for new residents**
 - Lease signing & PPV orientation in Housing Office
 - Convenient start of BAH
 - Ability to monitor process in military pay account

Mission Statement

TO OUR RESIDENTS

We are dedicated to delivering exemplary service in a quality home environment

We are committed to providing innovative service and programs

Our goal is to continually exceed the expectations of our residents

PPV POINT OF CONTACT'S



MAGTFTC – 29 Palms

- Mr. Ray Zapata
 - Housing Administrative Officer
- Phone (760) 830-6611 ext. 103

Lincoln BP Management

- Mr. Steve Browne
 - Vice President
- Phone: (760) 385-5310

Back-up Slides



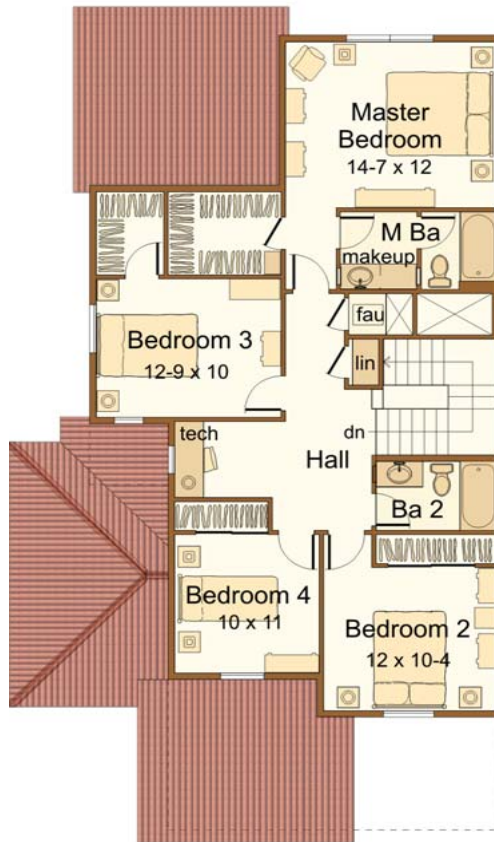
Joshua Heights Site Plan



- 98 Units
- 3 & 4 Bedrooms
- All Duplexes
- Xeriscape
- 3 Tot Lots & Picnic Areas



Typical Joshua Heights Floor Plan



Second Floor

- 1,651 to 2,004 SF
- 2 Car Garages
- 2 Building Styles



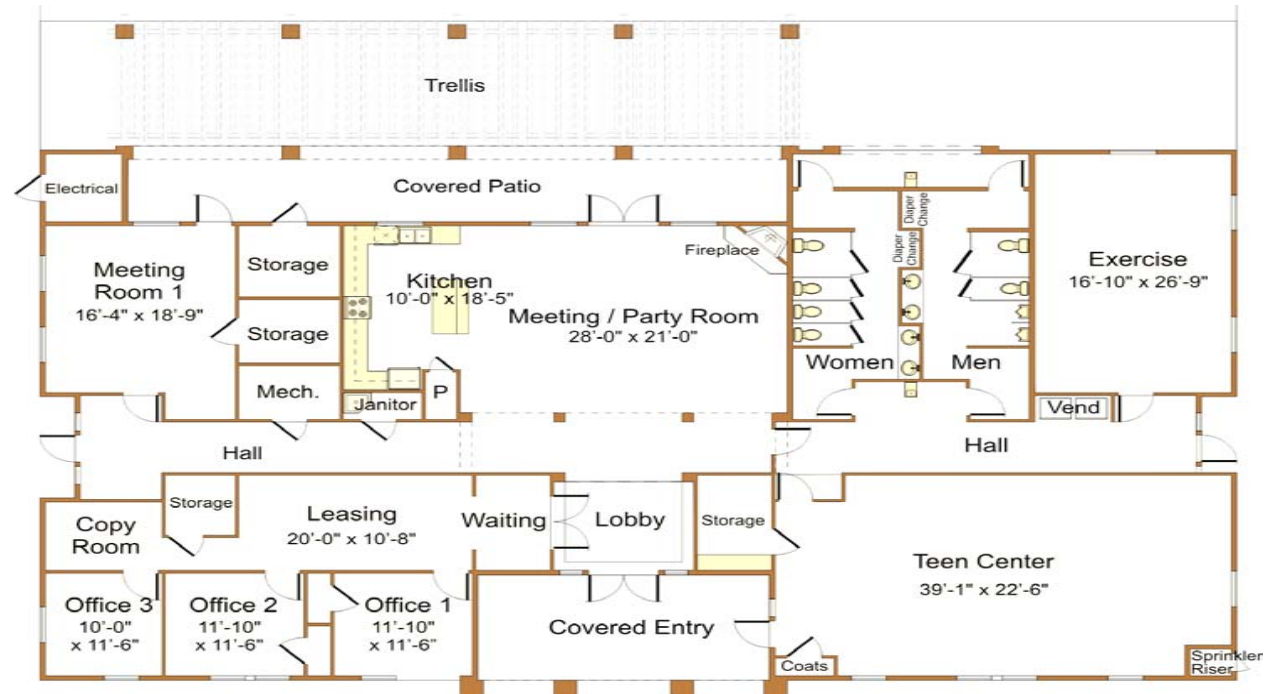
First Floor

Community Center



Elevation

- 5,231 SF
- Pool Area
- Kiddie Spray



Floor Plan